

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
OCTOBER 27, 2004
COUNCIL CHAMBERS, 12TH FLOOR CITY ADMINISTRATION BLDG
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 5th floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Gary Geiler

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: Continued from 10/20/04
 VOLTAIRE LOFTS - PROJECT NO. 2529
 City Council District: 2; Plan Area: Peninsula

STAFF: Peter Lynch

Approve, conditionally approve, or deny an application for Site Development Permit to demolish the rear portion of an existing office building and construct two detached two-unit apartment buildings with attached garages and a Variance for tandem parking on portions of a 6625 square foot site located at **4135 Voltaire Street** in the Peninsula Community Plan Area.
Report No. HO-04-165

RECOMMENDATION:

Approval

HEARING OFFICER DOCKET OF OCTOBER 27, 2004

ITEM-5: **GOODNEWS MISSIONARY BAPTIST – PROJECT NO. 35500**

City Council District: 3; Plan Area: City Heights

STAFF: Paul Godwin

Approve, conditionally approve, or deny an application for a Conditional Use Permit (CUP) to convert an existing single-family residence to a child care facility at 3414 Polk Avenue, in the City Heights neighborhood of the Mid-City Communities Plan area. Report No. HO-04-149

RECOMMENDATION:

Approval.

ITEM-6: **STRANDWAY MAP WAIVER - PROJECT NO. 37552**

City Council District: 2; Plan Area: Mission Beach Planned District/Mission Beach Precise Plan

STAFF: Robert Korch

Approve, conditionally approve, or deny an application for a Map Waiver and Waiver of Undergrounding to convert five residential apartment units under construction to condominium ownership on a 0.153 acre site, zoned R-S and addressed as **2651-53 Strandway** within the Coastal Overlay Zone (States Jurisdiction), Coastal Height Limit and Airport Environs within the Mission Beach Planned District and Precise Plan area. Report No. HO-04-161

RECOMMENDATION:

Approval.

ITEM-7: **JAMAICA COURT MAP WAIVER - PROJECT NO. 38910**

City Council District: 2; Plan Area: Mission Beach Planned District/Mission Beach Precise Plan

STAFF: Robert Korch

Approve, conditionally approve, or deny an application for a Map Waiver, Waiver of Undergrounding and a Coastal Development Permit to convert two existing residential dwelling units to be converted to condominium ownership on a 0.055 acre site located at **806 Jamaica Court** in the R-S zone, Coastal Overlay Zone (appealable are), Coastal Height Limit and Beach Parking Impact are within the Mission Beach Precise Plan and Planned District. Report No. HO-04-156

RECOMMENDATION:

Approval.

ITEM-8: **MISSOURI STREET MAP WAIVER - PROJECT NO. 29976**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Robert Korch

Approve, conditionally approve, or deny an application for a Map Waiver, Waiver of Undergrounding and a Coastal Development Permit to convert four existing residential apartment units to condominium ownership on a 6,229 square-foot site at **1536-1538 Missouri Street** in the RM-1-1 zone within the Pacific Beach Community Plan area. Report No. HO-04-177.

RECOMMENDATION:

Approval.

ITEM-9: **GRAND PACIFICA MAP WAIVER - PROJECT NO. 37664**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Robert Korch

Approve, conditionally approve, or deny an application for a Map Waiver, Waiver of Undergrounding and a Coastal Development Permit to convert six residential dwelling units under construction to be converted to condominium ownership on a 0.214 acre site located at **1132 Grand Avenue** in the RM-2-5 zone, Coastal Overlay Zone (non-appealable area), and Coastal Height Limit within the boundaries of the Pacific Beach Community Plan area.
Report No. HO-04-158

RECOMMENDATION:

Approval

ITEM-10: **LAMONT STREET CONDOS - PROJECT NO. 29048**
City Council District: 2; Plan Area: Pacific Beach

STAFF: **Robert Korch**

Approve, conditionally approve, or deny an application for a Map Waiver, Waiver of Undergrounding and Coastal Development Permit demolish an existing residence and construct three residential condominiums on a 5,014 square-foot, RM-2-5 zoned site at **3956 Lamont Street** within the Coastal Overlay Zone (non-appealable), Coastal Height Limit and Beach Parking Impact area all within the boundaries of the Pacific Beach Community Plan area. Report No. HO-04-160

RECOMMENDATION:
Approval.

ITEM-11: ***WALL STREET PLAZA - PROJECT NO. 9211**
City Council District: 1; Plan Area: La Jolla

STAFF: **Vena Lewis**

Approve, conditionally approve, or deny an application for a Site Development Permit to amend 90-0670/ Coastal Development Permit and Neighborhood Use Permit for a Sidewalk Café and to create additional food service/dining areas between existing exterior exits on all levels of an existing commercial/retail complex at **7863 Girard Avenue** in Zone 1 of the La Jolla Planned District, Coastal Overlay (non-appealable), and Coastal Height Limitation Overlays zones of the La Jolla Community Plan. Report No. HO-04-164

RECOMMENDATION:
Approval.